

Chapter 3.30

MOBILE HOME COURT DESIGN STANDARDS

*The Planning Department is assigned responsibility
for administration of these design standards.*

Section 1. GENERAL REQUIREMENTS

1. Minimum site area, minimum average area per mobile home space, minimum horizontal distance between mobile home units and between mobile homes and buildings, minimum setback from private roadways, and provision of a landscaped buffer strip area provided for and in the zoning ordinance of the Lincoln Municipal Code.
2. No obstruction to the view shall exist which is higher than two feet six inches (2'6"), above the center line grade of the adjacent roadways, on any property within that triangular area bounded by the curbs of the intersecting roadways and a diagonal line between two points located on said curbs of the two intersecting roadways and sixty (60) feet from the point of intersection of said extended curb lines.
3. Direct access to an individual Mobile Home space from a public street is prohibited.
4. All mobile home spaces shall abut a private roadway.
5. Access to Mobile Home courts from public streets shall be designed as curb-cuts unless the roadway is an extension of an existing public street that has been temporarily dead ended at the limits of the Mobile Home Court.
6. All Mobile Home spaces shall be consecutively numbered beginning with the number "1" with no omission of duplication through a block and blocks shall be likewise numbered through the mobile home court. These numbers shall be at least four (4) inches in height and in contrasting color to the background.
7. An illustrated directory shall be provided at the entrance showing location of all mobile homes by number. This directory shall be lighted at night time and be maintained in good condition to the satisfaction of the City.

Section 2. ROADWAY SPECIFICATIONS

1. Roadways shall be at least twenty-six (26) feet in width from face of curb to face of curb and shall have a five inch crown and a six inch curb height.
2. Roadways shall be surfaced by either method as follows:
 - a. Class "A" Concrete, 5 inches thick
 - b. Full-depth asphalt, 6 inches thick
 - c. Class "D" Concrete base, 5 inches thick with an asphalt surface, 2 1/2 inches thick.
3. The horizontal alignment shall be as follows:
 - a. The minimum angle that a roadway intersects another roadway or street shall be 80°.
 - b. The center line of a roadway entering on opposite sides of a roadway or a street shall either be directly across from the centerline of the opposite roadway or street or off-set by at least one hundred twenty-five (125) feet or at a point one-half the distance

- between said opposite centerlines if they are existing streets or roadways and if the two opposite center lines are less than 300 feet apart.
- c. Whenever a roadway approaches a roadway that provides primary service in the area or a street, there shall be a tangent length of not less than one hundred fifty (150) feet measured from the nearest center line of the intersected roadway or street to any point of curvature in said approach roadway.
 - d. The center line radius for any curve in a roadway that provides primary service in the area shall be at least one hundred fifty (150) feet. All other roadways shall have at least a one hundred twenty five (125) feet center radius.
 - e. Roadways intersecting other roadways on the inside of a curve should be avoided.
 - f. There shall be a minimum one hundred (100) feet tangent length between all reverse curves. The tangent length, however, shall be in relation to the radii of the curves so as to provide for a smooth flow of traffic.
4. The vertical alignment shall be as follows:
- a. The maximum grade shall be 6 percent and the minimum grade shall be 0.5 percent subject to drainage approval.
 - b. All changes in roadway grades shall be connected by parabolic vertical curves of such length as to provide for the minimum sight distances required. The minimum sight distances shall be designed using 30 mph design speed.
 - c. The maximum grade for a roadway approaching a roadway, that provides primary service in the area, or a street shall be a plus or minus 2 percent within eighty (80) feet of a centerline of the intersected roadway or street.

Section 3. ROADWAY SYSTEM

The roadway system shall provide convenient and reasonable access to each mobile home space and community building from a public street and to adjacent property. Where an existing temporary dead end public street or roadway on adjoining property abuts a mobile home court, provisions shall be made to vacate the street or roadway or a satisfactory terminus shall be provide with a turn-around or a roadway shall connect to the street or roadway to provide access into the court. The method of resolving the abutting dead end street or roadway shall meet with the approval of the City.

No block shall be longer than thirteen hundred and twenty (1320) feet between cross roadways. Cul-de-sacs should not be longer than one thousand (1000) feet as measured from the termination of the cul-de-sac to the intersection with a cross roadway. All dead end roadways shall be terminated with a vehicular turn around in accordance with City standards. Where a roadway is temporarily dead ended at the limits of the mobile home court and is intended to be extended into the adjoining property which is not subdivided or developed and the dead end roadway is more than 200 feet in length from the nearest intersection with another roadway, a temporary turn around shall be constructed to City standards and at such time as said dead end roadway is extended the owner of the mobile home court at his own cost and expense shall remove said turn around.

Section 4. ROADWAY NAMES

Proposed roadway names shall conform to the accepted naming system of the City. Roadways obviously in alignment with existing streets or roadways shall bear the name of the existing street or roadway. All proposed roadway names shall be checked by the Planning staff for duplication of existing street or roadway names that are in conflict with existing street or roadway names shall not be approved.

Section 5. PARKING SPACES

Upon each mobile space there shall be provided one parking space and in addition there shall be provided within each mobile home court guest parking spaces at the rate of one parking space for each two mobile home spaces, and each guest parking space shall be located within two hundred (200) feet of the two mobile home spaces which it shall serve. All parking spaces shall be paved, including the driveway between the roadway and the parking space, adequately marked and located at least five feet from roadways and twenty (20) feet in length, exclusive of any walkway which abuts the parking spaces. Adequate parking spaces shall be provided for accessory buildings and other court facilities.

Section 6. WALKWAYS

A common walkway system shall be provided through the interior open space or along roadways and shall be located to provide reasonable and appropriate pedestrian movement within the court and between the court and the adjacent property. A distance shall be not less than four feet between a walkway and an adjacent roadway except at crosswalks. Common walkways shall be constructed of concrete four (4) inches thick and at least four (4) feet in width. Each mobile home shall be provided access to the common walkway system with a hard surfaced supplemental walkway. A supplemental walkway system need not meet the standards of this section. Additional common walkways may be required when a block exceeds one thousand (1000) feet in length between cross-roadways or the need exists to provide pedestrian access from or through the mobile home court.

Section 7. LANDSCAPE SCREEN, LAWN AND GROUND COVERS

The landscape screen in the exterior buffer area shall comply with the design standards for screening and landscaping. A lawn or a ground cover shall be planted or developed and maintained on all areas except those to be covered by structures, paved or surfaced area, and except undisturbed areas such as woods, meadows and gardens which are to be preserved in their natural state.

Section 8. STREET TREES

Street trees are to be provided on private streets and shall comply with the design standards for street tree planting as established by Resolution of the City Council. Said design standards should be on file in the office of the City Clerk.

Section 9. EASEMENTS

1. The developer shall provide a blanket easement for the installation of utilities throughout the court or delineate and describe and provide by separate documents such easements as required. Easement documents which delineate and describe specific easements must be provided for all public sanitary sewer mains, water mains, and storm sewers located in the court.
2. The developer shall dedicate easements which will allow public use of private roadways.

Section 10. TENANT STORAGE FACILITIES

Each mobile space shall be provided with a secure individual storage facility located on or within a reasonable distance of the mobile home space it shall serve. The storage facilities shall be maintained and kept in good repair. Each storage facility shall provide at least ninety (90) cubic feet of space per mobile home.

The storage facility shall be constructed and provided in the following manner:

1. Floor: All storage facilities shall be constructed on concrete floor slab.
2. Wall Construction: Exterior walls should be of wood frame or masonry construction and comport with the Lincoln Municipal Code provisions for the construction of exterior walls of single family residential dwellings.
3. Partitions between storage areas: Partitions between separate storage areas shall conform to the requirements for the construction of exterior walls in (2) above, except that they need not be weather-proofed. There shall be no openings in any partition wall. Walls shall be constructed in a manner that prevents visual penetration from one storage area to another.
4. Windows, skylights, vents, etc.: Windows, skylights, vents and other openings in exterior walls or roofs shall be prohibited unless required by other provisions of the Lincoln Municipal Code, and then, if larger than ninety-six square inches or if the smallest linear dimension of the opening is larger than six linear inches, said opening shall be protected from intrusion by:
 - a. Iron or steel grills or at least 1/8 inch material with a minimum of two (2) inch mesh secured in a manner that prevents removal of the grill from the exterior of the structure, or
 - b. Iron or steel bars of at least 1/2 inch round or 1 inch x 1/4 inch flat material spaced not more than five (5) inches apart, secured in a manner that prevents removal of any bar from the exterior of the structure.
5. Doors: Exterior doors to any storage building and all doors providing access to a separate storage area shall be solid core exterior grade wood doors no less than one and three quarters (1 3/4) inch thick or hollow steel doors of no less than sixteen (16) U.S. gauge steel. Each door shall be equipped with a deadbolt lock as follows:

- a. Horizontal-throw deadbolt lock shall employ a deadbolt which has a minimum projection of one (1) inch and an embedment of at least 3/4 inch into the strike. The cylinder shall have a cylinder guard, a minimum of five pin tumblers and shall be connected to the inner portion of the lock by connecting machine screws (or equivalent fasteners) of at least 1/4 inch in diameter.
 - b. Vertical-throw deadbolt lock shall incorporate a cylinder which is protected by a cylinder guard, which has a minimum of five (5) pin tumblers and which shall be connected to the inner portion of the lock by connecting machine screws (or equivalent fasteners) of at least 1/4 inch in diameter. Spring-actuated vertical throw primary deadbolt locks may be used.
 - c. Other spring-actuated locks. Except the spring-actuated vertical-throw primary deadbolt lock, no other spring-actuated lock may be used unless supplemented by a key-activated (positive locking) deadbolt lock.
 - d. Key-in-knob locksets also termed lock-in-knob locksets in which the cylinder is contained in the door knob are not to be considered "deadbolt locks" which meet the requirements of this section.
6. Frames, Strikes, Jambs, Hinges: Installation and construction of frames, jambs, strikes and hinges shall be as follows:
- a. Door jambs of wood, composite or pressed board shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of twenty-four (24) inches on each side of the strike.
 - b. In wood framing, horizontal blocking shall be placed between studs at door lock height for three (3) stud spaces on each side of the door opening. Trimmers shall be full length from the header to the floor with solid backing against sole plates.
 - c. Door stops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb, or shall be attached to the jamb with an adhesive such that the strength of the bond is greater than that of the wood from which the jamb and stop are made, and there shall be no visible gap between the jamb and the stop.
 - d. Hollow steel door frames shall be filled with grout and shall be attached to the supporting wall only by methods approved by the Steel Door Institute in standards and specifications which are hereby incorporated by reference.
 - e. The strike plate for deadbolts on all exterior door frames shall be as follows:
 - (1) The strike plate on all wood-framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze or brass and secured to the jamb by a minimum of four (4) screws, which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

- (2) The strike plate on hollow steel frames must be of minimum sixteen (16) gauge U.S. steel, bronze or brass and secured to the jamb by at least two threaded fasteners which are joined to pre-threaded holes in the jamb which have been reinforced at the point of juncture to the equivalent strength of eight (8) U.S. gauge steel. Self-threading fasteners may not be used for this purpose.
- f. Hinges for out-swinging doors shall be equipped with non-removable hinge pins for a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

Section 11. PARKS, SCHOOL SITES AND OPEN SPACE

In developing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common open areas for public use so as to conform to the recommendations of the Comprehensive Regional Plan. Any plan provision for schools, parks and playgrounds shall be indicated on the plot plan in order that it may be determined when and in what manner such areas will be provided or acquired by the appropriate tax agency.

Section 12. RECREATIONS FACILITIES

Private recreation facilities shall be provided in the interior open areas. The type and quantity of recreation facilities should be appropriate to serve the needs of the anticipated users. These shall comply with the design standards for Recreation Facilities as established by resolution of City Council. Said design standards shall be on file in the Office of the City Clerk.

Section 13. ACCESSORY BUILDING AND OTHER COMMUNITY SERVICE FACILITIES

All such buildings shall meet all applicable municipal codes. This shall apply to, but not be limited to the following:

- a. Management office, repair shop and storage facilities.
- b. Sanitary facilities, laundry facilities
- c. Indoor recreation areas
- d. Swimming pools

Section 14. WATER SUPPLY

Each mobile home court shall be provided a private water system with connections to each mobile home space. The source of water supply for the private water supply system shall be the City water supply. Each accessory building, which requires water service shall also be connected to the same private water system serving the mobile home spaces. This private water system shall be installed in compliance with the Lincoln Plumbing Code and the standards for water main construction of the City of Lincoln. Where it is determined to be necessary for the City, public water lines shall be extended to adjoining property by either a water main district of Mayor's Executive Order.

Section 15. SANITARY SEWER SYSTEM

Each mobile home court shall provide a sanitary sewer system with connections to each mobile home space. This private sanitary sewer system shall be connected to the City sanitary system for transmittal of the sewage from the mobile home court to the City's treatment facilities. Each accessory building, which discharges sanitary sewage shall also be connected to the same private sanitary sewer system serving the mobile home spaces. This private sanitary sewer system shall be installed in compliance with the Lincoln Plumbing Code and the standards for construction of sanitary sewer mains in the City of Lincoln. Where it shall be determined to be necessary by the City, public sanitary sewers shall be extended to adjoining property by either a sanitary sewer district of Mayor's Executive Order.

Section 16. STORM SEWERS

The storm sewers shall be designed in conformance with the requirements of "Storm Sewer Design Criteria" and on file in the Office of the City Engineer. The storm sewer system shall be constructed in conformance with the requirements and standards of the City. Storm sewer systems shall be enclosed unless the developer provides adequate open space for the open channel and constructs and maintains the channel and its banks to prevent erosion. A low flow liner in the channel shall be constructed of concrete. The design of the channel shall be approved by the Director of Public Works.

Section 17. NATURAL GAS AND ELECTRIC SYSTEMS

1. Natural gas piping system in all courts shall be installed and maintained in conformity with accepted engineering practices and the rules and regulations of the State of Nebraska and the City of Lincoln.
2. Every court shall contain an electrical wiring system, consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with the Lincoln Electrical Code.
3. Illumination of roadways and walkways shall be equivalent to that required along public streets in residential areas by the City.

Section 18. FIRE PROTECTION

1. Mobile home courts shall be subject to the fire prevention code of the City.
2. Standard fire hydrants connected to at least six (6) inches diameter water mains shall be located within 300 feet, along roadways, of each mobile home or accessory building.
3. The volume of water to each fire hydrant shall be sufficient to serve the need even if this requires the installation of larger sized water mains.